

FOR SALE OR LEASE

23,598sf Food Distribution Facility
1421 Robinwood Circle, Birmingham, AL 35217



RED ROCK



BONUS COMMISSION!!!!

5% paid to procuring broker.

TRISH RUSHING, CCIM

813.309.2875

VP Commercial Brokerage

trushing@redrockrg.com

CLAY FOWLER

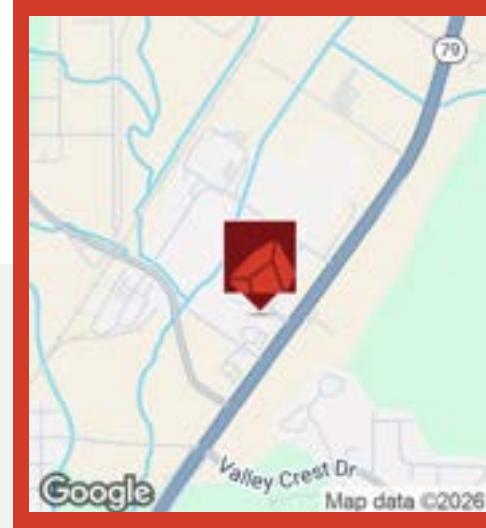
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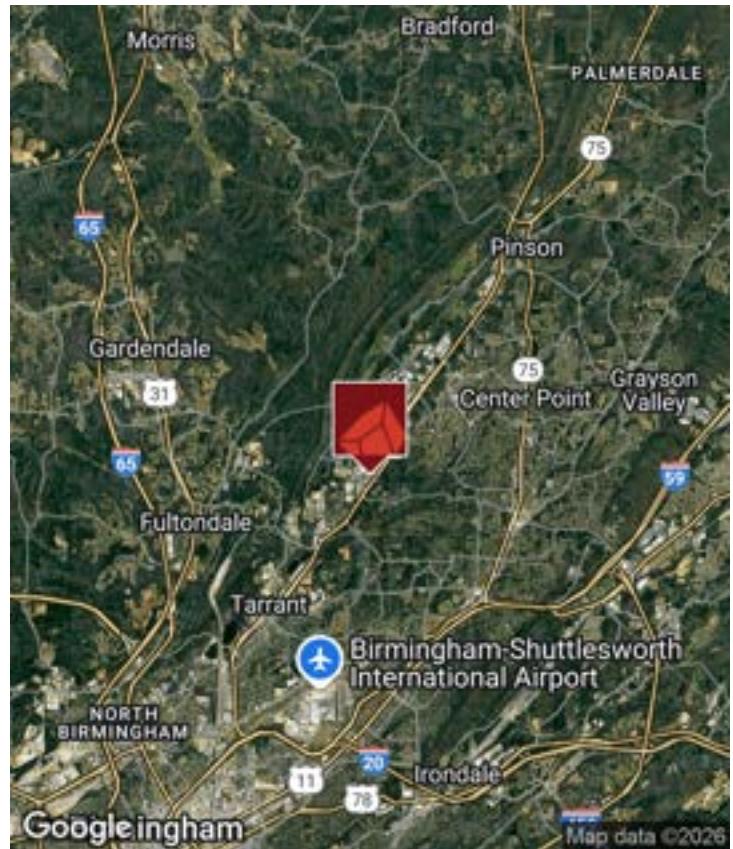
Cfowler@prosperwith.us

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205.324.3383

1425 Richard Arrington Jr. Blvd. S Suite 100
Birmingham, AL 35205





OFFERING SUMMARY

Sale Price:	\$3,100,000
Lease Rate:	Call to Discuss
Building Size:	23,598 SF
Available SF:	23,598 SF
Lot Size:	2 Acres
Price / SF:	\$131.37
Year Built:	1981
Renovated:	2023
Zoning:	I1
Market:	Pinson

PROPERTY OVERVIEW

MOVE IN READY FOOD DISTRIBUTION - PROCESSING FACILITY! Versatile and well-maintained cold storage facility, perfect for businesses in need of storage & distribution, food processing or other temperature sensitive operations. Featuring over 23,000sf in a functional layout, with freezer, cooler and dry storage racking system in place. The building is equipped refrigeration systems, ensuring optimal climate controlled storage conditions year-round. and includes specialized storage areas designed to preserve temperature-sensitive goods from SubZero to 34 degrees. Easy access to major highways and BHM International Airport ensuring convenience for transportation and distribution operations.

PROPERTY HIGHLIGHTS

- Turn Key Cold Storage Facility
- Racking System in Place
- 5 to 9 Dock Doors
- Ample Office Area
- Heavy Power

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No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

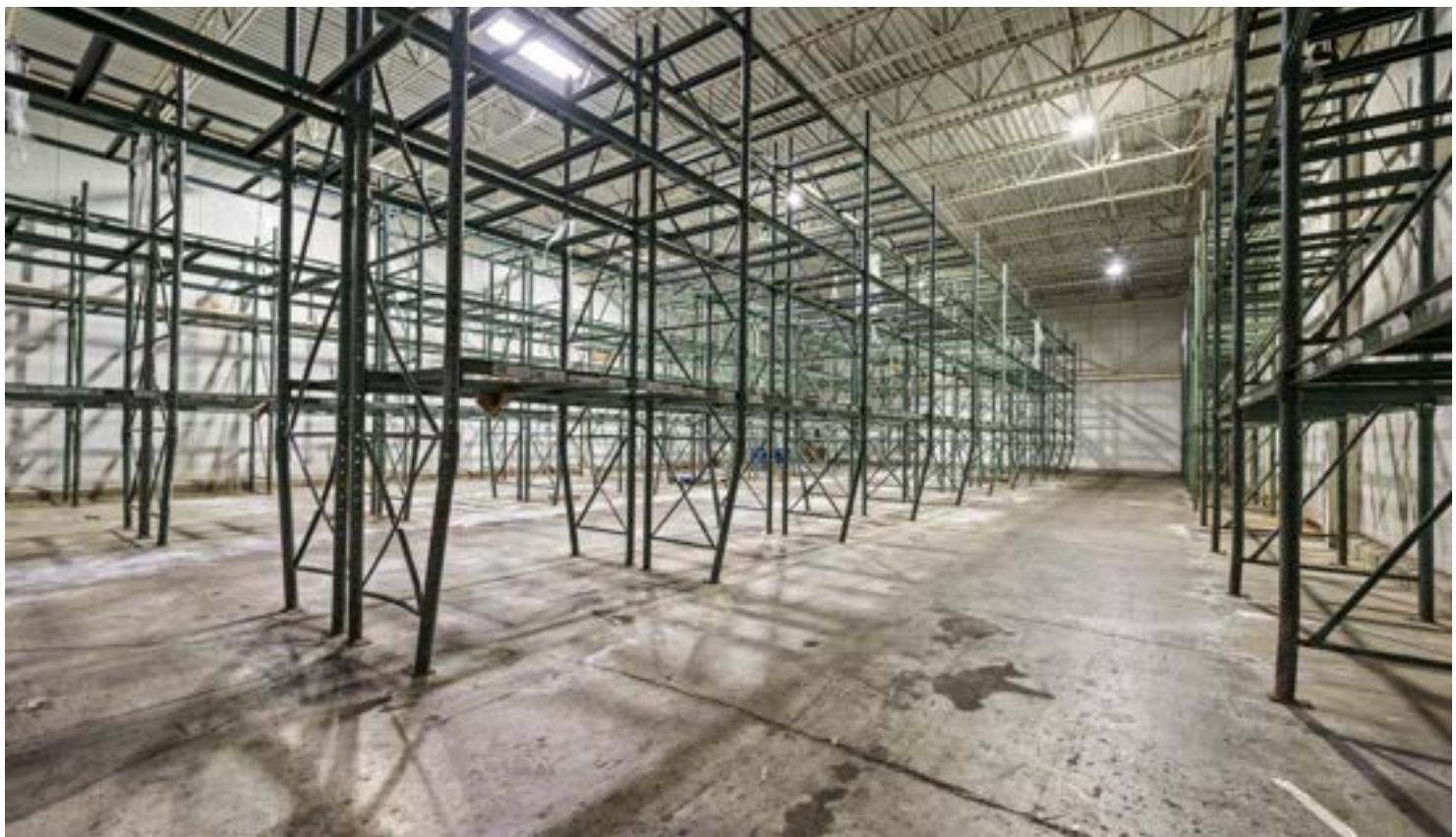


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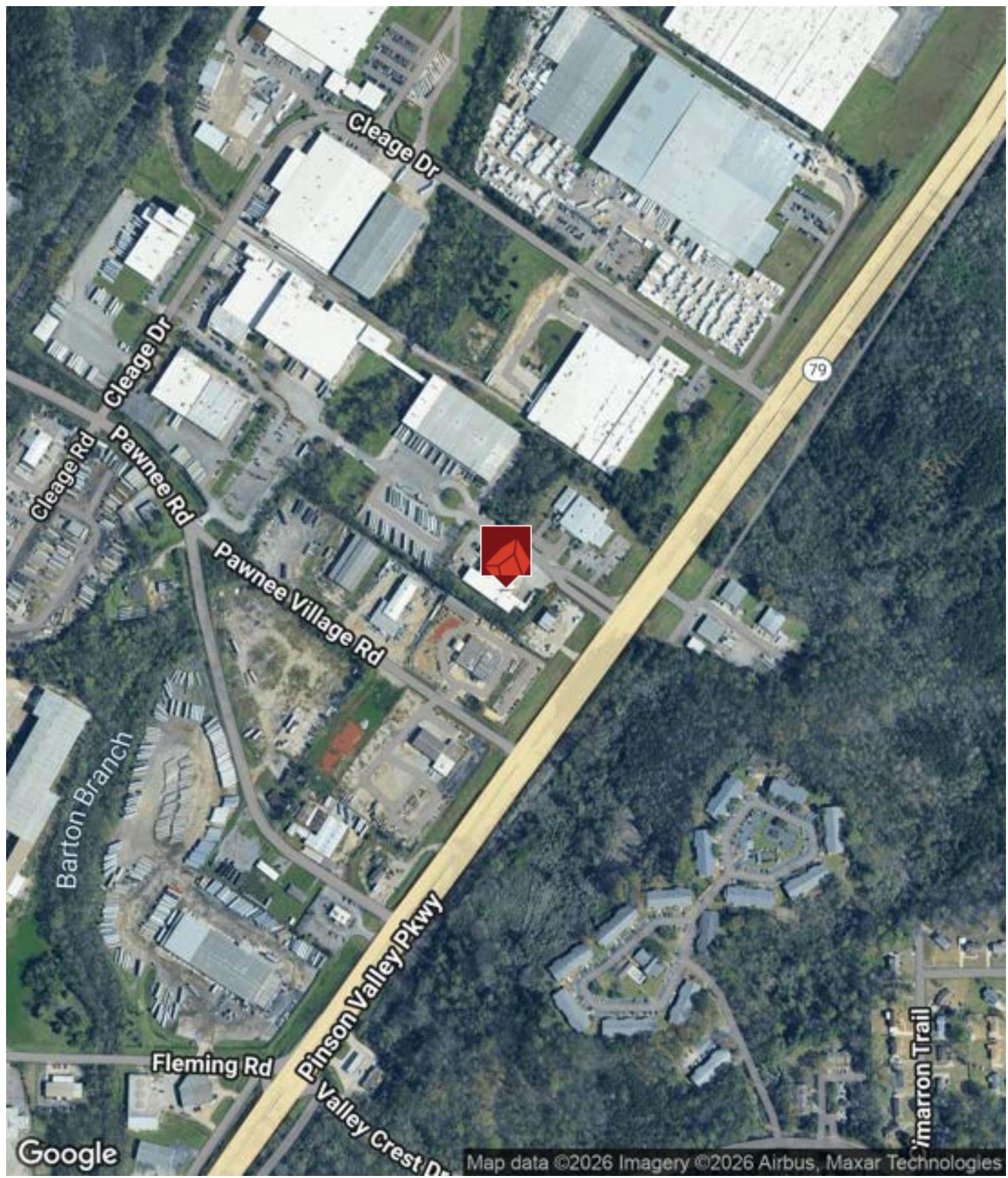
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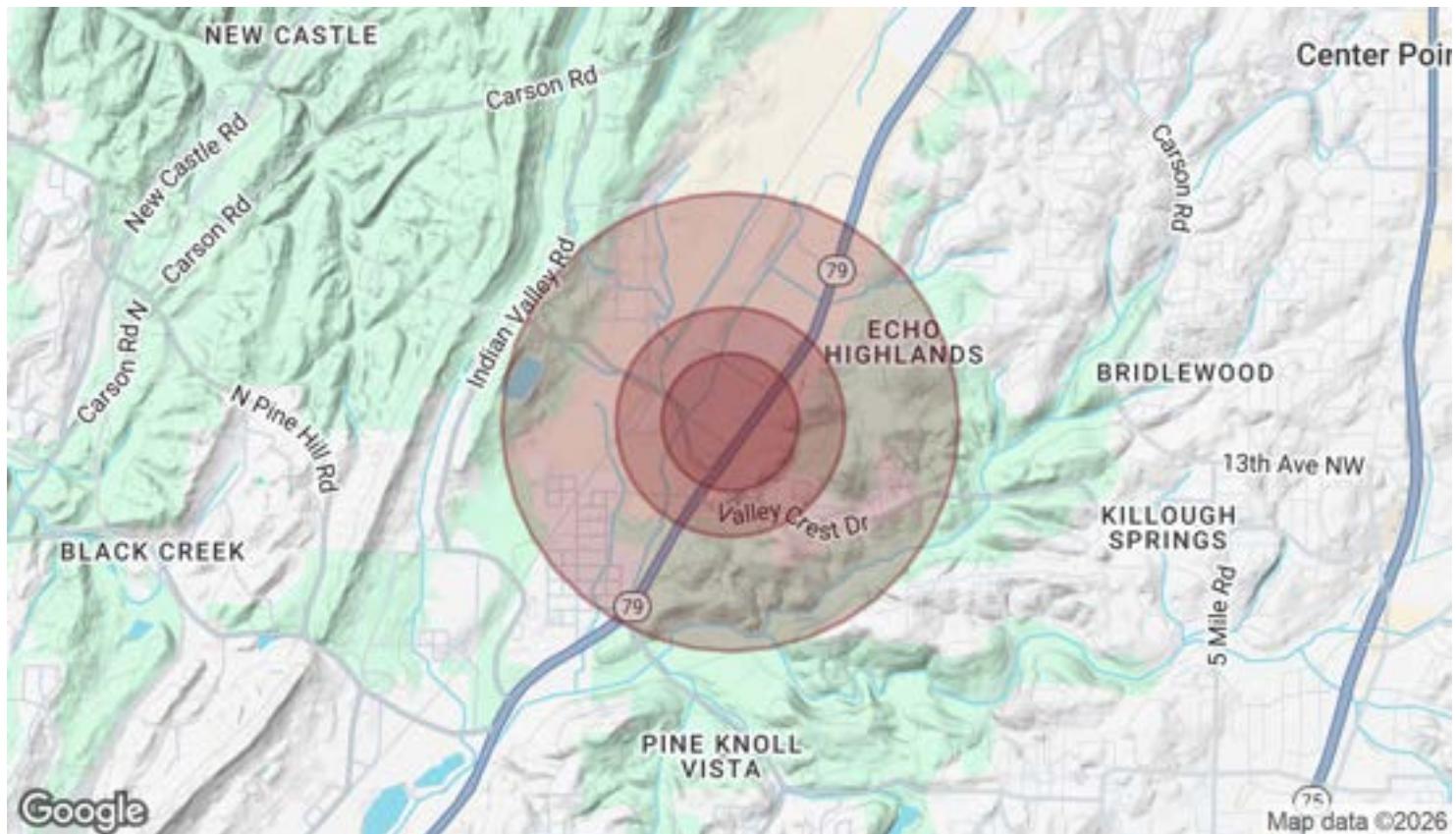


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	46	307	1,641
Average Age	39	39	40
Average Age (Male)	37	38	39
Average Age (Female)	40	40	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	129	679
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$72,698	\$69,845	\$63,390
Average House Value	\$206,315	\$199,735	\$183,508

Demographics data derived from AlphaMap

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